

**Town of Sundre  
Municipal Planning Commission**

**Agenda**

**Regular Meeting  
Monday November 16<sup>th</sup>, 2009 at 7:00 p.m.  
Town of Sundre Municipal Office**

Present:

Absent:

Public:

**(1) Call to Order:**

**(2) Adoption of Agenda:**

**(3) Adoption of Minutes:**

Minutes of the October 26<sup>th</sup>, 2009 regular meeting.

**(4) Development Applications:**

**4.1 Development Application No. 2009078**

Lot 4, Block 1, Plan 1347GF  
Civic Address: 112 1<sup>st</sup> Street N.W.

Use of commercial space for funeral home

**4.2 Development Application No. 2009098**

Lot 19, Block 14, Plan 0814094  
Civic Address: 201 12<sup>th</sup> Avenue N.E.

1625 sq.ft. single family dwelling with 456 sq.ft. attached garage

Approved by John Whitesell subject to the following conditions; (1) As per application, drawings and plot plan submitted, (2) Requires a 14 day posting period before project can begin, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant, (3) Must conform to the Town of Sundre Land Use By-Law No. 705 with amendments, (4) All Provincial Government regulations where applicable, (5) A Real Property Report must be submitted to the Town Office **immediately upon completion of the framing of all structures** listed on the Development Application, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) Building grades and elevations must conform to the building grade sheets for the property, (8) Water service line shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (9) Water and sewer lines shall be inspected by the Town of Sundre public works staff prior to the ditch being backfilled. Contact the Town Office when lines are ready for inspection. Water will not be turned on until such

time as an inspection has been made, (10) 2" thick by 4" wide Styrofoam insulation must be placed in ditch above water and sewer lines after backfilling ditch to a level 2-3 feet below grade, (11) Provisions be made for your plumber to install a water meter, supplied by the Town of Sundre. Notify the Town Office when ready for meter installation, (12) Minimum overall density of trees – one tree per 100 m<sup>2</sup> of the required 30% landscaped area and boulevard, (13) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense, (14) This permit is approved with the understanding that there are no offsite effects, (15) It is the owner's responsibility to determine whether the use approved by this Development Permit is, in fact, achievable or whether such use may be constrained or precluded by site conditions including constraints on use resulting from environmental conditions or legislation, or both, (16) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta). **RECEIVED FOR INFORMATION**

#### **4.3 Development Application No. 2009099**

Lot 104, Plan 9711313  
Civic Address: 104, 200 4<sup>th</sup> Avenue S.W.

Add 14' X 4' screened porch with windows to existing 30' X 8' screened porch

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#### **4.4 Development Application No. 2009100**

Lot 137, Plan 9812180  
Civic Address: 137, 200 4<sup>th</sup> Avenue S.W.

8' X 38' Park Model and replace 12' X 10' shed

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by a permanent or semi-permanent structure and if a gas line requires relocation, the gas line must be moved by the Town of Sundre at the applicant's sole expense. **RECEIVED FOR INFORMATION**

**4.5 Development Application No. 2009101**

Lot 20, Plan 6114JK  
Civic Address: 104 Main Avenue East

Auto paint, repair and detail shop

**4.6 Development Application No. 2009102**

Lot 58, Block 3, Plan 8010730  
Civic Address: 267 4<sup>th</sup> Street N.W.

Move in new 2009, 16' X 68 Manufactured Home

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**(5) Mountain View County:**

**Application Referral:**

(1) None

**(6) Other Business:**

Letter from Property Owners of Lot 2, Block 3, Plan 0214333; Civic Address: 506 7<sup>th</sup> Street S.W.

MPC Meeting Monday December 28<sup>th</sup>, 2009

**(7) Adjournment:**